



Durham Road

Stevenage | SG1 4HT

Agent Hybrid

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OIRO £310,000



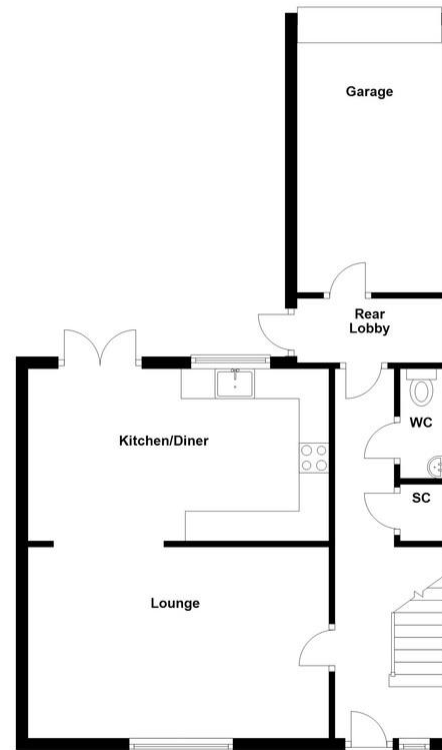
Agent Hybrid welcomes to the market, a much improved and well presented, Three Bedroom End of Terraced Home, located in the St Nicolas area of Stevenage. The front is secured by concrete post, panelled fencing, with a gate leading to a newly fitted composite front door into the entrance hallway. The hallway has an area underneath the stairs offering enough space for a Home Office area. Oak wood doors lead to a Downstairs WC, under stairs storage and a good, front sized, front facing Lounge. A square opening from the Lounge leads to a Modern, Re-Fitted Kitchen/Diner, boasting white high gloss base and eye level cupboard and drawer units, Quartz work surfaces, Neff oven/grill, extractor and induction hob, integral Neff dishwasher and a Bosch under counter fridge freezer. A further door from the hallway leads to a rear lobby/come Utility area, with space and plumbing for a washing machine and tumble dryer. Stairs rise to the first-floor landing, where doors lead to Three Good Sized Bedrooms and Modern Family Bathroom. Externally the property benefits from a Private Rear Garden, with patio seating area, artificial lawn and a raised decking area to the further end. You will also find a Single Garage located to the rear, with Driveway in front. Viewing comes highly recommended.

**Entrance Hallway** 20'11 x 5'8  
**Downstairs WC**  
**Lounge** 14'10 x 10'3  
**Kitchen/Diner** 14'10 x 9'5  
**Rear Lobby/Utility**

**Bedroom 1:** 11'5 x 10'4  
**Bedroom 2:** 10'4 x 8'6  
**Bedroom 3:** 11'6 x 6'11  
**Family Bathroom** 6'11 x 5'3

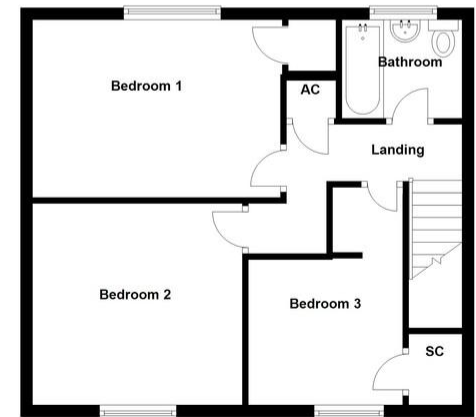
## Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Agent Hybrid**

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